

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS

FEBRUARY 27, 2017

RECEIVED
2017 MAR 28 PM 1:18

OFFICE OF THE
CITY CLERK

NO. A-8271 (47th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8739

Amendment of Municipal Code Section 17-3-0503-D2 to modify certain pedestrian and pedestrian retail street designations on a portion of North Lincoln Ave

TAD-SSS (2ND WARD) ORDINANCE REFERRED (11-16-16)

PASS AS SUBSTITUTED

Amendment of Municipal Code Section 17-17-0311-B(S) concerning *Limitations on rooftop features in Residential Zoning Districts*

NO. A-8270 (39th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8735

Common Address: 6300-6312 N Central Ave; 6325-6335 N Caldwell Ave

Applicant: Alderman Margaret Laurino

Change Request: B3-1 Community Shopping District to RS2 Residential Single-Unit (Detached House)

NO. A-8268 (35th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8731

Common Address: 2664-2734 North Milwaukee Ave; 2657-67 N Spaulding

Applicant: Alderman Carlos Ramirez Rosa

Change Request: C1-3 Neighborhood Commercial District to C1-1 Neighborhood Commercial District

NO. A-8262 (22nd WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT # O2016-8050

PASS AS REVISED

Common Address: 2664-2736 S Kostner Ave

Applicant: Alderman Ricardo Munoz

Change Request: M2-2 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District and then to an Institutional Planned Development

NO. A-8120 (19th WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2682

PASS AS REVISED

Common Address: West 111th Street and South Pulaski Road (Chicago School for Agricultural Sciences)

Applicant: Alderman Matthew O'Shea

Change Request: Institutional Planned Development #542 to Institutional Planned Development #542, as amended

NO. A-8266 (11th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT # O2016-8733

Common Address: 3108-3232 S Halsted Street

Applicant: Alderman Patrick Thompson

Change Request: Institutional Planned Development No 1045 to B3-2 Community Shopping District

NO. TAD-SS4 (2ND WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT # O2016-8421

PASS AS SUBSTITUTED

Amendment of Municipal Code Section 17-6-0403-F to require special use approval for small venue entertainment and spectator sports facilities and sports and recreation participants within Planned Manufacturing District No. 2-A

NO. 19081-T1 (48th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-131

Common Address: 1101-17 W Granville Ave

Applicant: 1101 Granville, LLC

Owner: 1101 Granville, LLC

Attorney: Thomas Moore

Change Request: B1-3 Neighborhood Shopping District to B3-5 Community Shopping District

Purpose: 6 story 20 residential dwelling unit with 1 commercial space on the ground floor and 5 outdoor parking spaces with a building height of 70 feet

NO. 19089 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-139

Common Address: 4003-4011 N Damen Ave; 1954-1958 W Irving Park Road

Applicant: The Victor Bar, Inc

Owner: Irving Park Damen LLC

Attorney: Karl Fehr

Change Request: C1-2 Neighborhood Commercial District to B1-2 Neighborhood Shopping District

Purpose: After the rezoning the Applicant plans to continue to operate a cocktail bar in the same unit it currently occupies. There will be no physical changes to the existing building. The number of dwelling units (4), number of parking spaces (0), approximate square footage of commercial space (6,787'), and the height of the building (36') will not be changed by the Applicant.

NO. 19092-T1 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-142

Common Address: 3720-3722 N Ashland Ave

Applicant: 3720 N Ashland LLC

Owner: 3720 N Ashland LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit construction of a new four-story mixed-use building, at the site. The two existing structures will be razed. The proposed new building will contain commercial/retail space (2,515 square feet) – at grade level, and twelve (12) dwelling units – above (Floors 2 thru 4). The new proposed building will be masonry and glass in construction and measure 44 feet-4 inches in height. Due to its close proximity to the CTA – Elevated Train Station. The Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for four (4) vehicles, located at grade level off the Public Alley, at the rear of the property

NO. 19097-T1 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-147

Common Address: 3901-03 N Lincoln Ave

Applicant: 3901 Lincoln Flats LLC

Owner: 3901 Lincoln Flats LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the renovation and physical expansion of the existing three-story mixed-use building -- into a four-story mixed-use building. The proposal calls for the erection of a one-story vertical addition and a four-story rear addition. Upon completion, the newly renovated and expanded building will contain commercial/retail space (2,800 sf approx.) at grade level and twelve (12) dwelling units -- above (Floors 2 thru 4). The newly renovated and expanded building will be masonry and glass in construction and measure 44 feet 4 inches in height. Due to its close proximity to the CTA -- Elevated Train Stations. The Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for six (6) vehicles, located at grade level -- off the Public Alley, at the rear of the property.

NO. 19108-T1 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-158

TYPE 1 PLANS AMENDED

Common Address: 1630 W Wilson Ave, 1618-1632 W Wilson Ave and 4601-4607 N Paulina St

Applicant: Saxony Wilson LLC

Owner: Saxony Wilson LLC

Attorney: Andrew Scott

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-6 Residential Multi Unit District

Purpose: The applicant is considering redeveloping the building with approximately 24 dwelling units and 18 parking spaces. The building is about 59 feet in height.

NO. 19060 (46th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8638

PASS AS REVISED

Common Address: 3911-3925 N Sheridan Road; 943-957 W Dakin St

Applicant: Lomanto Land Trust u/t/a 1107S81

Owner: Lomanto Land Trust u/t/a 1107S81

Attorney: Andrew Scott

Change Request: B1-2 Neighborhood Shopping District and C1-2 Neighborhood Commercial District to B3-S Community Shopping District, and then to a planned development

Purpose: The applicant proposes to develop an approx. 80 foot building with 120 dwelling units about, 11,000 sq.ft. of ground floor retail space and at least 14 off street parking spaces

NO. 19104-T1 (46th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-154

TYPE 1 PLANS AMENDED

Common Address: 4654 N Sheridan Road

Applicant: Sarah's Circle an Illinois Not for Profit corporation

Owner: Mariana Turlakova

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: B3-3 Community Shopping District to B2-5 Neighborhood Shopping District

Purpose: The applicant is filing this rezoning as an elective Type 1 application. The property will be developed with a six-story building with 38 single room occupancy units, 50 temporary overnight shelter beds and approximately 1,900 square feet of commercial/office space. One parking space will be provided. The height of the building is approximately 60.5 feet applicant will request relief for the temporary overnight shelter beds and building height.

NO. 19095-T1 (44th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-145

AMENDED TO TYPE 1

Common Address: 3334 N Southport Ave

Applicant: Harris Properties LLC

Owner: Harris Properties LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B3-3 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is seeking to amend the previously approved Zoning Map Reclassification in order to redevelop the subject property with a new four-story mixed-use building, pursuant to a new set of architectural plans. The new proposed building will contain commercial/retail space (3,131 square feet) - at grade level, and nine (9) dwelling units - above (Floors 2 thru 4). The new proposed building will be masonry and glass, in construction, and measure 46 feet-0 inches in height. Due to its close proximity to the CTA - Elevated Train Station, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite (interior) parking for three (3) vehicles, located at grade level - off the Public Alley, at the rear of the property

NO. 19066 (43rd WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8644

PASS AS SUBSTITUTED AND REVISED

Common Address: 1716-1830 N Halsted St; 800-811 W Willow St.

Applicant: CUP XI, LLC

Owner: See Application for full list of owners

Attorney: Rolando Acosta

Change Request: Planned Development 149 to RM-S Multi Unit District and then to Planned Development 149, as amended

Purpose: existing buildings to remain and construction of two new Four story buildings (45 feet, 4 inches), the northern one containing seven residential dwelling units, four parking spaces and no loading berth and the southern one containing fourteen residential dwelling units, three parking spaces and no loading berth for a total within Sub-Area B of PD 149 as amended of 114 residential dwelling units, 76 parking spaces and no loading berths

NO. 19087 (38th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-137

Common Address: 5731 W Montrose Ave

Applicant: Lucila and Jorge Burbano

Owner: Lucila and Jorge Burbano

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

Purpose: To establish a tax preparer's office within the existing commercial unit located on the ground floor of the existing 2-story building (approx. 1,560 square feet); existing 1 dwelling unit on the upper floor to remain; existing 2 parking spaces; 2-story, existing height - no change proposed

NO. 19101 (37th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-151

Common Address: 4218 W Potomac

Applicant: Juan and Jose Lopez

Owner: Juan and Jose Lopez

Attorney: Paul M Rickelman

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To bring the current 3 unit (1 garden unit) into compliance

NO. 19096 (30th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-146

Common Address: 2938 N Hamlin

Applicant: Michael Fairman 2009 Gift Trust

Owner: Michael Fairman 2009 Gift Trust

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: After rezoning the building will have a total of three dwelling units with three parking spaces

NO. 19098-T1 (30th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-148

Common Address: 3856 W Diversey Parkway; 2807 N Springfield Ave

Applicant: 3856 W Diversey LLC

Owner: 3856 W Diversey LLC

Attorney: Lawrence Lusk

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: 8 Residential Units, No parking Spaces, no commercial space will remain. No increase in building size is proposed. 25 feet existing

NO. 19034 (30th WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8408

Common Address: 3338-40 N Lawndale Ave

Applicant: Rafal Szymanski

Owner: Rafal Szymanski

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 6 dwelling unit residential building 6 parking spaces; no commercial space 3 story; height 37'10

NO. 19062 (30th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8640

Common Address: 3720 W Belmont Ave

Applicant: Pius Newell

Owner: Pius Newell

Attorney: Law Office of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. The new proposed building will contain two (2) commercial/retail spaces (1,180 square feet and 1,385 square feet, respectively) - at grade level, and nine (9) dwelling units - above (2nd thru 4th Floors). There will be onsite parking for two (2) vehicles, located within the floor of the proposed new building, as well as eight (8) surface parking spaces, located outside - at the rear of the building for a total of ten (10) on-site parking spaces. The new proposed residential building will be masonry in construction and measure 44 feet-4 inches in height.

NO. 19063 (30th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8641

Common Address: 3729 W Belmont Ave

Applicant: Pius Newell

Owner: Pius Newell

Attorney: Law Office of Samuel VP Banks

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. The new proposed building will contain two (2) commercial/retail spaces (1,550 SF and 1,300 SF - respectively) - at grade level and eighteen (18) dwelling units - above (2nd thru 4th Floors). There will be onsite parking for seven (7) vehicles, located within the 1st floor of the proposed new building, as well as nine (9) surface parking spaces, located outside - at the rear of the building, for a total of sixteen (16) on-site parking spaces. The new proposed residential building will be masonry in construction and measure 44'-4" in height.

NO. 19025 (28th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8343

Common Address: 2514 W Harrison St

Applicant: Soho Homes LLC

Owner: Soho Homes LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The new proposed building will contain three (3) dwelling units - one unit, each, on the 1st thru 3rd Floors. There will be on-site (uncovered) parking, for three vehicles, located at the rear of the lot. The new proposed building will be masonry in construction and measure 30 feet-2 Inches (approx.) in height.

NO. 18915-T1 (27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5590

AMENDED TO TYPE 1

Common Address: 1205-07 West Grand Avenue

Applicant: The Dorotea LaSelva Declaration of Trust Dated August 25, 2008

Owner: The Dorotea LaSelva Declaration of Trust Dated August 25, 2008

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: RS-3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

Purpose: To establish a retail store (flower shop) on the ground floor of the existing 3-story mixed-use building; approximately 2,600 square feet of commercial space; existing 4 OU on the upper floors to remain; existing 2-car garage; existing 3-story/ existing height- no change proposed.

NO. 19019 (27th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7932

PASS AS REVISED

Common Address: 716-742 N Aberdeen St; and 721-739 N Ogden

Applicant: North Aberdeen Associates LLC

Owner: North Aberdeen Associates LLC

Attorney: John George/ Chris Leach

Change Request: Residential Business Planned Development No 1357 to Residential Business Planned Development No. 1357, as amended

Purpose: To allow the construction of a 12 story 167 foot tall residential building containing 188 dwelling units and 84 on-site parking spaces

NO. 19040-T1 (27th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8596

Common Address: 3334-36 W Chicago Ave

Applicant: Pervaiz Bajawa

Owner: Pervaiz Bajawa

Attorney: Gordon & Pikarski

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: the property will be used as an existing restaurant at 3334 and a three residential dwelling unit building at 3336 with a rear, residential dwelling unit coach house. The existing site provides no parking spaces the commercial space is 880 square feet and height 28' 0" existing.

NO. 19021-T1 (27th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7934

PASS AS SUBSTITUTED
TYPE 1 PLANS AMENDED

Common Address: 1201-121S W Lake St; 166-182 N Radne

Applicant: McCaffery Lake Street LLC

Owner: McCaffery Lake Street LLC

Attorney: DLA Piper

Change Request: C1-2 Neighborhood Commercial District to DX-S Downtown Mixed-Use District

Purpose: The Applicant requests a rezoning of the subject property from the C1-2 Neighborhood Commercial District to the DX-S Downtown Mixed-Used District (Type 1). To allow the construction of a new 7- story commercial building containing approximately 11,667 square feet of retail and 135,083 square feet of office on floors 2 through 7. Fifty parking spaces will be provided. The property is entitled to parking reductions pursuant to the transit-served locations provisions of the Zoning Ordinance, as it is within 1,320 feet from the Morgan CTA entrance

NO. 19027-T1 (27th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8345

TYPE 1 PLANS AMENDED

Common Address: 720 N Ada St.

Applicant: KMW Communities LLC

Owner: Maria Campos

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-S Multi Unit District

Purpose: The Applicant is proposing to develop the subject property with a new four-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Onsite parking for three (3) cars will be provided at the rear of the subject lot.

NO. 19028-T1 (27th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8346

TYPE 1 PLANS AMENDED

Common Address: 721 N Ada St.

Applicant: Will + Spenc, LLC

Owner: Will + Spenc, LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-S Multi Unit District

Purpose: The Applicant is proposing to develop the subject property with a new four-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Onsite parking for three (3) cars will be provided at the rear of the subject lot.

NO. 19088-T1 (27th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-138

AMENDED TO TYPE 1

Common Address: 878-80 N Milwaukee Ave

Applicant: Domain Group LLC

Owner: Domain Group LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: To build a new 5 story, mixed-use building with a retail unit on the ground floor (approximately 1,470 square feet); and 8 dwelling units on the upper floors; 8 parking spaces; height: 55

NO. 19091 (25th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-141

Common Address: 2341 W 23rd Place

Applicant: Rebecca Chacon

Owner: Rebecca Chacon

Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.S Residential Multi-Unit District

Purpose: Existing three story building will be remodeled to convert from a three dwelling residential units building to a four unit residential building. The existing two parking spaces to remain and no addition to the existing building is proposed.

NO. 19107 (20th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-157

WITHDRAWN

Common Address: 201-207 E 61st Street

Applicant: St. Edmunds Redevelopment Corporation

Owner: St. Edmunds Redevelopment Corporation

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: the existing one story building will be rehabilitated and occupied for office and commercial uses. There will be no dwelling units on the property. There is no existing parking at the property and no parking will be added the office and retail spaces will occupy the entire building

NO. 18917 (16th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5594

Common Address: 2435-37 West 65th Street

Applicant: Rosalyn Haley

Owner: Rosalyn Haley

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District

Purpose: To establish an additional dwelling unit within the existing residential building for a total of 5 dwelling units; no existing parking; existing 2-story, existing height 30 feet – no change proposed.

NO. 19086 (14th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-136

Common Address: 4801 S Knox Ave

Applicant: Finishline Auto Exchange

Owner: See Application for Owner

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-3 Light Industry District

Purpose: To establish auto sales (indoor) within the existing building; approximately 10,000 square feet of commercial space; required parking to be provided; existing one story building / existing height - no change proposed

NO. 19085-T1 (12th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-135

Common Address: 3340-56 S Justine Street

Applicant: 3357 Justine LLC

Owner: 3357 Justine LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: 16 townhomes with 32 parking spaces; no commercial space; 3 story, height 34'-6"

NO. 19110 (12th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-160

Common Address: 2033-2129 W Pershing Rd

Applicant: President Park LLC

Owner: President Park LLC

Attorney: Mara Georges; Richard Toth

Change Request: Residential Planned Development 934 to C1-3 Neighborhood Commercial District

Purpose: Continuation of existing commercial uses. No dwelling units. Existing buildings to remain.; approx. 481, 500 sf of commercial space. Approx. 100 parking spaces. The existing height is approximately 80 feet

NO. 19109 (10th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-159

Common Address: 9128 S Burley Ave

Applicant: Claretian Associates Inc

Owner: Claretian Associates Inc

Attorney: Robert Gamrath

Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: The applicant desires to use the property as a two flat

NO. 19082 (7th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-132

Common Address: 8518 S Manistee

Applicant: Maryland Group INC

Owner: Maryland Group INC

Attorney: Paul Kolpak

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: A 4358 sq ft two story single family home with a detached two car garage. Building height: 23 feet 11 inches from ridge to eave and 25 feet 8.5 inches from grade to ridge. No Commercial space

NO. 18939-T1 (1st WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6334

Common Address: 1641 W Chicago Ave

Applicant: Pandix Group LLC

Owner: JM Bee, LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

Purpose: the applicant is proposing to locate and establish a general restaurant with a n outdoor patio located above the second floor at the subject property. The general restaurant will prepare and serve food and allow for the incidental onsite consumption of alcohol. There are no proposed expansions of the existing two story building located at the subject property. One onsite parking space will be located at the rear of the subject site.

NO. 19099-T1 (1st WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #D2017-149

• TYPE 1 PLANS AMENDED

Common Address: 1701-1703 W Division St.

Applicant: DHK Development Corp.

Owner: DHK Development Corp.

Attorney: Law Office of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the renovation and expansion of the existing four-story mixed-use building. The proposal calls for the erection of a five-story addition, at the rear of the existing four-story building. Once completed, the newly renovated and expanded building will contain commercial/retail space (1,947 square feet approx.) and fourteen (14) dwelling units - above (Floors 2 thru 5). The newly renovated and expanded building will be masonry and glass in construction and measure 65 feet- 3 inches in height. Due to its close proximity to the CTA - Elevated Train Stations, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for seven (7) vehicles, located within grade level of the new five-story addition, at the rear of the property

NO. 19032-T1 (1st WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8406

AMENDED TO TYPE 1

Common Address: 1637 N Artesian Ave

Applicant: Oleksander Ivankevych

Owner: Carmen Campbell

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 2 dwelling unit residential building; 2 parking spaces; no commercial space; 3 story height: 38 feet

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2017-19	2	1100 N State St	Lincoln Services
Or2017-18	2	220 E Chicago Ave	Poblocki Sign Company LLC
Or2017-39	3	2121 S Prairie Ave	Poblocki Sign Company LLC
Or2017-23	3	2121 S Prairie Ave	Poblocki Sign Company LLC
Or2017-17	16	6700 S Ashland Ave	Corporate ID Solutions
TBD	25	1035 W Van Buren	1035 Van Buren LLC
TBD	25	1035 W Van Buren	1035 Van Buren LLC
TBD	25	1035 W Van Buren	1035 Van Buren LLC
TBD	25	1035 W Van Buren	1035 Van Buren LLC
TBD	25	1035 W Van Buren	1035 Van Buren LLC
TBD	25	2800 S Ashland Ave	QTS Data Centers
TBD	25	2357 S Wood St.	Preferred Freezer Services
TBD	25	2357 S Wood St.	Preferred Freezer Services
TBD	25	2357 S Wood St.	Preferred Freezer Services
TBD	25	2357 S Wood St.	Preferred Freezer Services
TBD	30	3034 N Pulaski Rd	First Ad Comm
Or2017-20	33	3210 W Montrose Ave	L'Signs & Advertising

O2017-109 (4th WARD) ORDINANCE REFERRED 1-25-17

Historical Landmark Designation for 800 S Michigan, the Essex Inn